



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-30

LEGISTAR: #20150810

LANDOWNERS: HI Atlanta Inc.
111 West Fortune Street
Tampa, FL 33602

APPLICANT: Tony Patel
Horizon Hospitality Management Inc.
200 Northpoint Way
Acworth, GA 30102

AGENT: N/A

PROPERTY ADDRESS: 2500 Delk Road

PARCEL DESCRIPTION: 17 07990 0080

AREA: 4.11 acres **COUNCIL WARD:** 7A

EXISTING ZONING: OI (Office Institutional)

REQUEST: OHR (Office High Rise) w/ SLUP for extended stay hotel

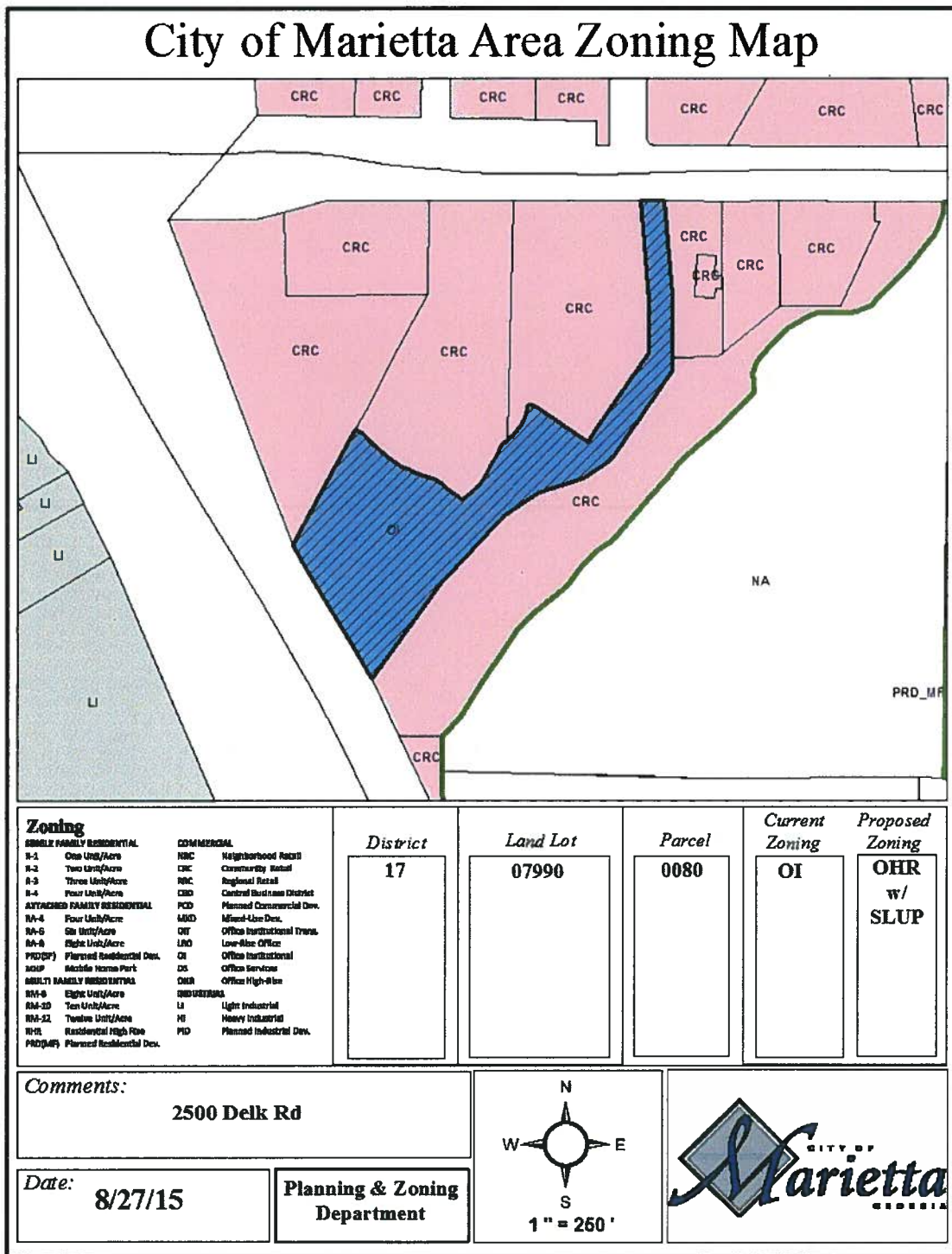
FUTURE LAND USE: RAC (Regional Activity Center)

REASON FOR REQUEST: The applicant is requesting approval to construct a one hundred sixty (160) room hotel with seventy (70) of those rooms being extended stay units.

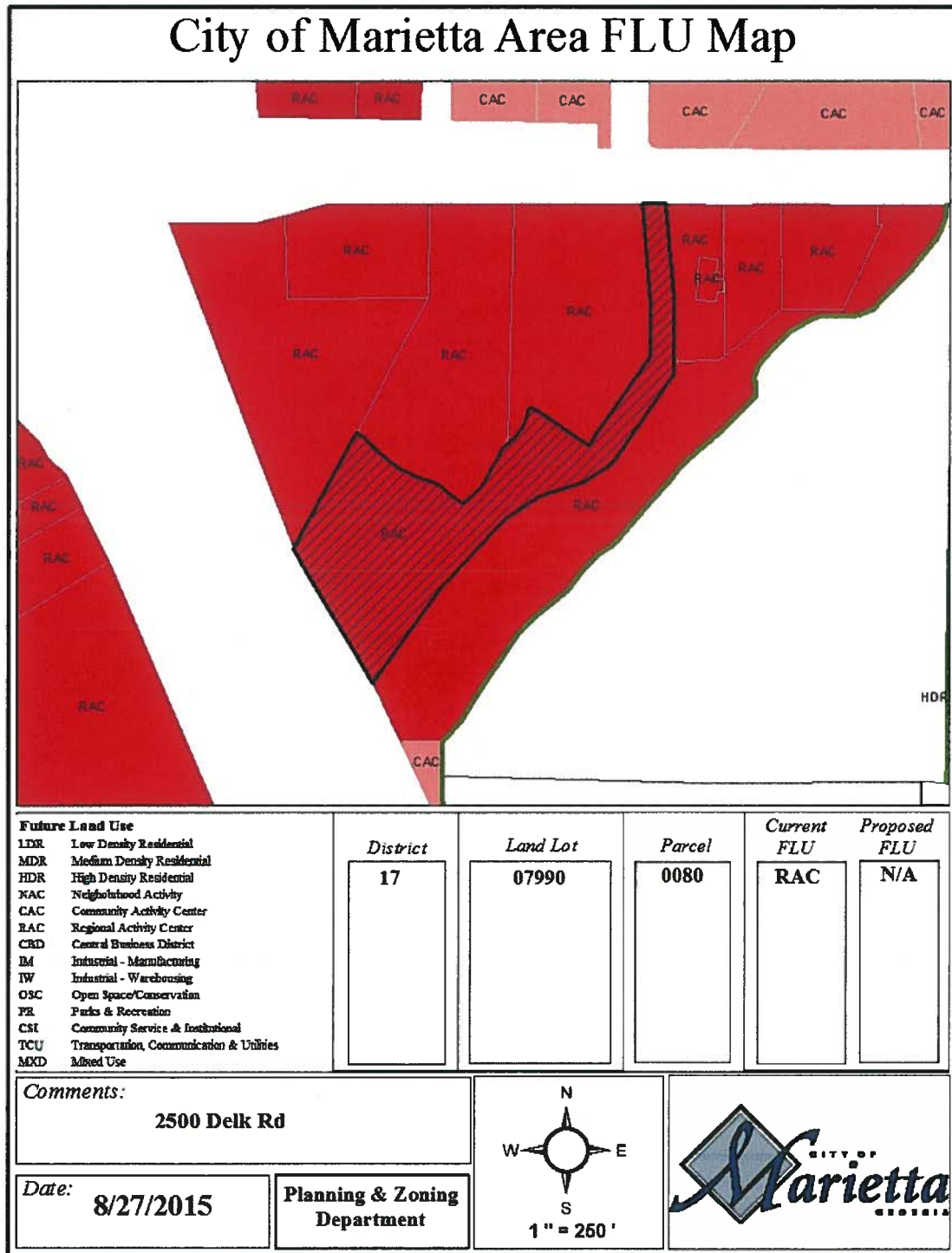
PLANNING COMMISSION HEARING: Tuesday, October 6th, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, October 14th, 2015 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



Entrance to subject property



Aerial view of property

STAFF ANALYSIS

Location Compatibility

The applicant, Tony Patel with Horizon Hospitality Management Inc., is requesting the rezoning and a Special Land Use Permit for the property at 2500 Delk Road in order to construct a new, one hundred sixty (160) room hotel. The property is approximately 4.11 acres in area, currently zoned OI (Office Institutional), and is undeveloped. All of the surrounding properties are zoned CRC (Community Retail Commercial) and contain uses such as a motel, extended stay motel, gas station, and fast food restaurants. The property contains approximately three hundred thirty (330) feet of frontage along the east side of Interstate 75.

Use Potential and Impacts

The applicant is proposing the construction of a four (4) story, one hundred sixty (160) room Marriott hotel. The hotel will be a combination of two Marriott brands: seventy (70) rooms will be extended stay suites under the Towne Place Suites brand and ninety (90) rooms will be standard hotel rooms branded as Fairfield Inn & Suites. This site is optimally located for a hotel because of its visibility from Interstate 75. Access to the property is a little difficult, in that it takes a circuitous path from Delk Road. There are other hotels and motels in the area that are underutilized, vacant, or not being appropriately maintained. This has caused many issues for the City Police, Fire and Code Enforcement Departments. Staff has concerns about whether the introduction of another extended stay hotel property into the area would alleviate or exacerbate the problems.

City code defines extended stay facilities as *“any hotel or motel in which fifty percent or greater of all guest rooms have facilities for both the storage, refrigeration, and preparation of food, and/or which are advertised, designed, or utilized for weekly or monthly occupancy.”* As such, the propose hotels would be considered an extended stay facility. In addition, the current zoning of the property, OI, does not support extended stay hotels.

The application states that the facility will not offer weekly or monthly rates. Many hotels in the area have had issues over the years by functioning, not only as extended stay hotels, but as apartments, impacting the City’s Police, Fire, Building, Code Enforcement, and school resources. Extended stay hotels have their own set of regulations detailed under Section 712.03, many of which cannot be verified until permits are submitted for the site and building. However, below is a list of pertinent restrictions:

- All guest rooms which have facilities for both the storage and preparation of food and have less than 300 square feet of floor area are limited to a maximum of 2 persons per such room; however, for all such guest rooms greater than 300 square feet, one additional person shall be allowable per each additional 75 square feet of floor area up to and including a maximum of 4 persons.

- No more than 10 percent of individual guests shall register, reside in, or occupy any room or rooms within the same licensed facility for more than a 90 day period.
- No permanent business license shall be issued for the conduct of any business from any guest room of the facility.
- No hotel or motel under this section is to be converted to or used as an apartment or condominium without prior approval of City Council. Any hotel or motel converted to such use must meet all applicable state and local codes including zoning standards.
- Each guest room must be protected with a sprinkler system approved by the fire marshal or their designee.
- Each guest room having a stove-top unit or other type burner unit shall be required to also include a maximum 60 minute automatic power off timer for each such unit.
- A hard-wired smoke detector shall be provided and installed in each guest room.
- No outside storage or permanent parking of equipment or vehicles shall be allowed.
- All such facilities shall provide a 50 foot undisturbed buffer from any property zoned for multi-family residential purposes and/or a 100 foot undisturbed buffer from any property zoned for single family residential purposes.
- No building may be placed within 300 feet of any residentially zoned property, inclusive of the required buffer.
- All extended stay facilities shall have a maximum density of 75 guest units per gross acre of development.

The letter from the applicant states that their target customer will be high income business travelers not traveling with children. As a result, the applicant has requested variances from the following requirements:

- An indoor or fenced outdoor active recreation area shall be provided. The size of each recreation area shall be calculated at a ratio of 5 square feet per room with a minimum provision of 750 square feet. All recreation areas must be approved by the Planning and Zoning Director prior to development to ensure that all applicable safety specifications and standards are met. [§712.03 (B.4.)]
- Extended stay hotels/motels must have a minimum of 25% of the lot area dedicated to either active or passive open space. The open space shall include active recreation, such as a children's playground area, and/or passive recreation, such as greenspace and walking paths. [§712.03 (B.8.)]

Parking requirements for hotels is one space per unit, plus one per 200 sq. ft. of accessory uses; while extended stay hotels require 1.5 per unit. Depending on the amount of accessory uses provided, the site will be required to have at least one hundred ninety five (195) parking spaces. There are over two hundred spaces shown on the submitted site plan.

The future land use designation for this site is RAC (Regional Activity Center), which is intended for intensely developed areas serving a regional market and should be located along major arterials and highways. Office High Rise (OHR) zoning is compatible with the RAC future land use classification.

STAFF ANALYSIS CONTINUED

Environmental Impacts

There is an extensive amount of floodplain on the property, particularly along the access road entering the site. The amount of impervious surface shown on the site plan appears to exceed requirements; OHR carries an impervious surface limit of 80%. Adherence to the Tree Protection and Landscaping Ordinance will be verified during the site plan review process.

Economic Functionality

This property was operated by Traveler's Inn until 2006 when the buildings were demolished. Since that time it has remained unused.

Infrastructure

This project should cause no adverse effects on the City's transportation, education, water, sewer, electricity, or other public infrastructure in the area.

History of Property

Variances were granted for this property in 1985 to reduce building setbacks (V-850637). A variance was granted in 1986 for a sign (V-860713).

Other Issues

The below listed criteria are to be used when determining whether to grant a Special Land Use Permit. Further, the issuing board may grant Special Land Use Permits **for any given period of time at their own discretion.**

1. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
2. Whether or not the use is compatible with the neighborhood.
3. Whether or not the proposed use will constitute a nuisance as defined by state law.
4. Whether or not property values of surrounding property will be adversely affected.
5. Whether or not adequate provisions are made for parking and traffic considerations.
6. Whether or not the site or intensity of the use is appropriate.
7. Whether or not adequate provisions are made regarding hours of operation.
8. The location or proximity of other similar uses (whether conforming or nonconforming).
9. Whether or not adequate controls and limits are placed upon commercial deliveries.
10. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.
11. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

ANALYSIS & CONCLUSION

Tony Patel with Horizon Hospitality Management Inc. is requesting the rezoning and a Special Land Use Permit for an extended stay hotel at 2500 Delk Road to construct a new hotel. The property is approximately 4.11 acres in area, currently zoned OI, and is undeveloped. All of the surrounding properties are zoned CRC and contain uses such as a motel, extended stay motel, gas station, and fast food restaurants.

The applicant is proposing the construction of a four (4) story, one hundred sixty (160) room Marriott hotel. The hotel will be a combination of two Marriott brands: seventy (70) rooms will be extended stay suites under the Towne Place Suites brand and ninety (90) rooms will be standard hotel rooms branded as Fairfield Inn & Suites. The application states that the facility will not offer weekly or monthly rates and their target customer will be high income not traveling with children.

This site is optimally located for a hotel because of its visibility from Interstate 75. Access to the property is a little difficult, in that it takes a circuitous path from Delk Road. There are many other hotels and motels in the area that are not being appropriately maintained or are functioning as apartments, creating issues for City Police, Code Enforcement, Fire, Building Departments, as well as the City Schools. Staff has concerns about whether the introduction of another extended stay hotel property into the area would alleviate or exacerbate the problems. Extended stay hotels have their own set of regulations detailed under Section 712.03, many of which cannot be verified until permits are submitted for the site and building. The applicant has requested variances from the following requirements:

1. An indoor or fenced outdoor active recreation area shall be provided. The size of each recreation area shall be calculated at a ratio of 5 square feet per room with a minimum provision of 750 square feet. All recreation areas must be approved by the Planning and Zoning Director prior to development to ensure that all applicable safety specifications and standards are met. [§712.03 (B.4.)]
2. Extended stay hotels/motels must have a minimum of 25% of the lot area dedicated to either active or passive open space. The open space shall include active recreation, such as a children's playground area, and/or passive recreation, such as greenspace and walking paths. [§712.03 (B.8.)]

It is worth noting that the issuing board may grant Special Land Use Permits for any given period of time at their own discretion.

The future land use designation for this site is RAC (Regional Activity Center), which is intended for intensely developed areas serving a regional market and should be located along major arterials and highways. Office High Rise (OHR) zoning is compatible with the RAC future land use classification.

Prepared by: Shelly Winkler

Approved by: Rusty Rott



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Cobb County Water
If not, how far is the closest water line?	Cobb County Water
Size of the water line?	Cobb County Water
Capacity of the water line?	Cobb County Water
Approximate water usage by proposed use?	Cobb County Water

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Cobb County Water
If not, how far is the closest sewer line?	Cobb County Water
Size of the sewer line?	Cobb County Water
Capacity of the sewer line?	Cobb County Water
Estimated waste generated by proposed development?	A.D.F Peak Cobb County Water
Treatment Plant Name?	Cobb County Water
Treatment Plant Capacity?	Cobb County Water
Future Plant Availability?	Cobb County Water

This site is served by Cobb Water System. However, please note, there is a Marietta Water owned sanitary sewer main that spans across the entire southwest corner of the property. There is a 20 foot easement that surrounds this sewer main that cannot be encroached.

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	TBD by engineer; approximately 1/2
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No, except floodplain
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Delk Rd and the private road leading from Delk to the property
What is the classification of the road?	Delk is arterial; private is local
What is the traffic count for the road?	N/A
Estimated # of cars generated by the proposed development?	N/A
Estimated # of trips generated by the proposed development?	N/A
Do sidewalks exist in the area?	Along Delk; not on private road
Transportation improvements in the area?	No
If yes, what are they?	N/A

Site development plans will be required for construction. Special attention will have to be made to the expansive floodplain across the property; e.g. the entire private road is located within the 100-year (AE) floodplain.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440
Brian Binzer, AICP, Director

APPLICATION FOR REZONING + SLUP

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

Application #: 22015-30 Legistar #: 20150810 PZ #: 15-395
Planning Commission Hearing: 10-6-15 City Council Hearing: 10-14-15
W/SLUP

Owner's Name H1 Atlanta Inc Email Address: acallenahidevelopment.com

Mailing Address 111 West Fortune St. Tampa FL Zip Code: 33602 Telephone Number 813-228-6686

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Tony Patel (For Horizon Hospitality Management Inc

Mailing Address 200 Northpointway, Acworth Zip Code: 30102

Telephone Number 678-521-4527 Email Address: GA tonypatel1@aol.com

Address of property to be rezoned: 2500 Delk Rd, Marietta, GA

Land Lot (s) 07990 District 17th Parcel 0080 Acreage 4.11 Ward 7A Future Land Use: OHR

Present Zoning Classification: OI Proposed Zoning Classification: OHR
W/SLUP RAC

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
 - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands and 100 year floodplain
7. A detailed written description of the proposed development / project must be submitted with the rezoning application.



Horizon Hospitality Management, Inc.

To: Mr. Rusty Roth, City of Marietta GA
From: Mason Drake, Horizon Hospitality Inc.
Date: September 4, 2015

Re: Requested Variance

Mr. Roth,

For our proposed 160-room Marriott hotel development at 2500 Delk Road, we hereby request an exemption from the following ordinances in the Marietta municipal code:

712.03 (3.1) An indoor or fenced outdoor active recreation area shall be provided. The size of each recreation area shall be calculated at a ratio of 5 square feet per room with a minimum provision of 750 square feet.

712.03 (8) Extended stay hotels/motels must have a minimum of 25% of the lot area dedicated to either active or passive open space. The open space shall include active recreation, such as a children's playground area, and/or passive recreation, such as greenspace and walking paths.

Our development parcel does not have room for these features, as the building, parking, and entry road will take up the entire parcel. Additionally, it is our understanding that these ordinances were written with the intent of providing recreation areas for children/families living in low-end extended stay properties as apartments. Our property will not be affordable to that type of clientele. We will offer nightly rates only (no weekly or monthly rates) and a month long stay would cost well over \$4,000. Our typical clientele at this property will be high-income business travelers who we do not anticipate needing a playground area.

Thank you for your consideration.



Mason Drake

Chief Investment Officer

Horizon Hospitality Management, Inc.

PHONE
540 / 270.7747

ADDRESS
2950 Mansell Road,
Alpharetta, GA 30022

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: September 18, 2015

**PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, CODE AMENDMENTS, AND
VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings and code amendment by the Planning Commission on **Tuesday, October 6, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, October 14, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-30 [REZONING and SPECIAL LAND USE PERMIT] HI ATLANTA INC (TONY PATEL) requesting rezoning for property located in Land Lot 799, District 17, Parcel 0080, 2nd Section, Cobb County, Georgia, and being known as 2500 Delk Road from OI (Office Institutional) to OHR (Office High Rise) with a Special Land Use Permit for an extended stay hotel. Ward 7A.

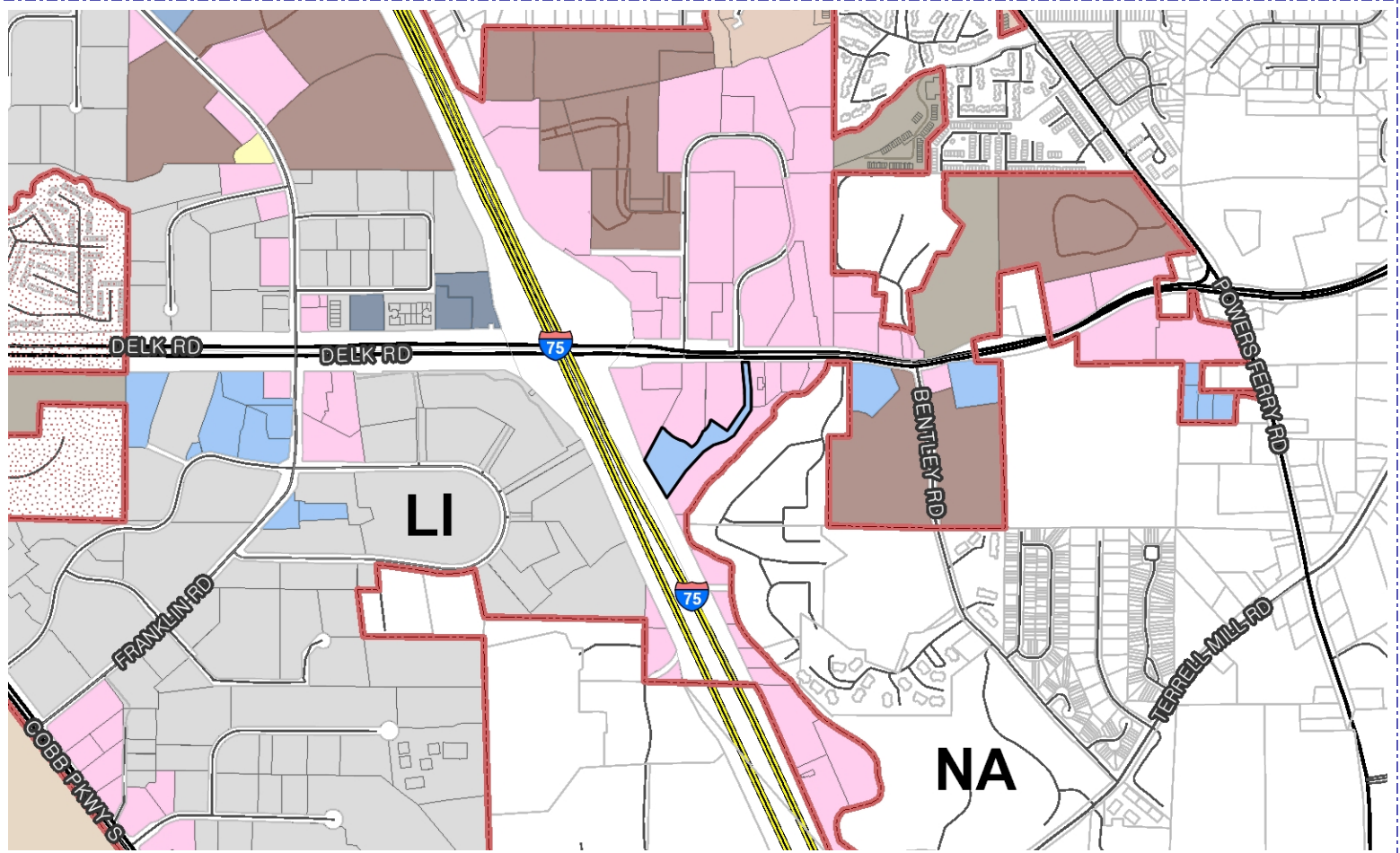
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

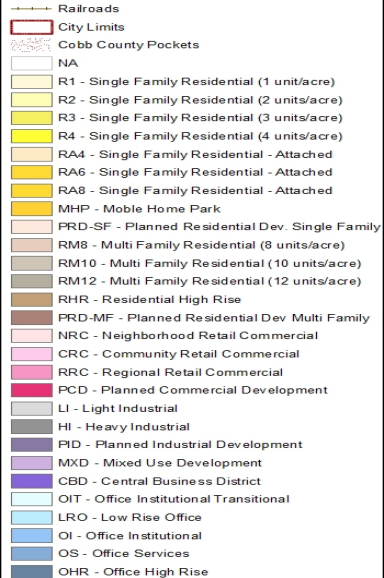
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

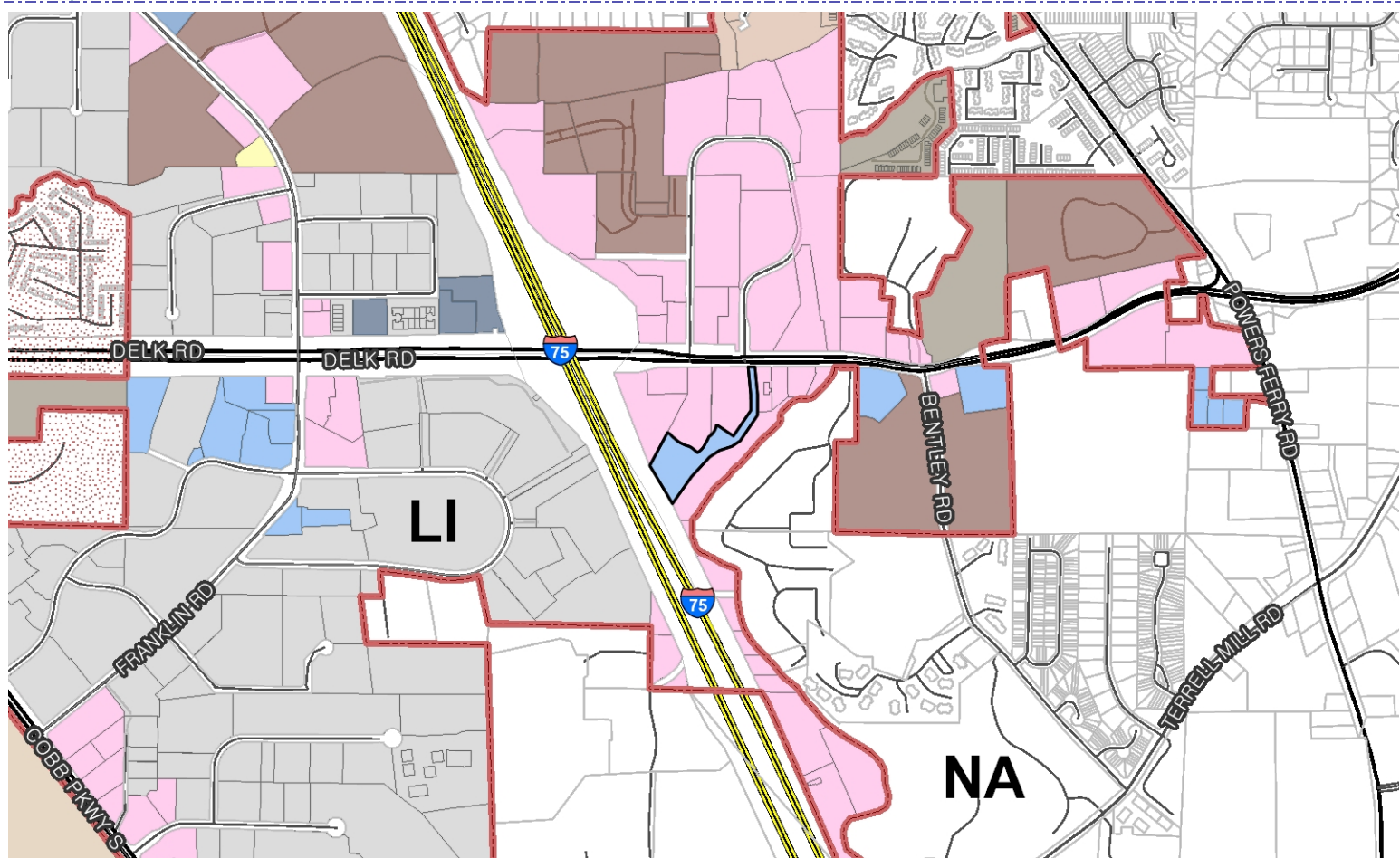
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

































Rezoning

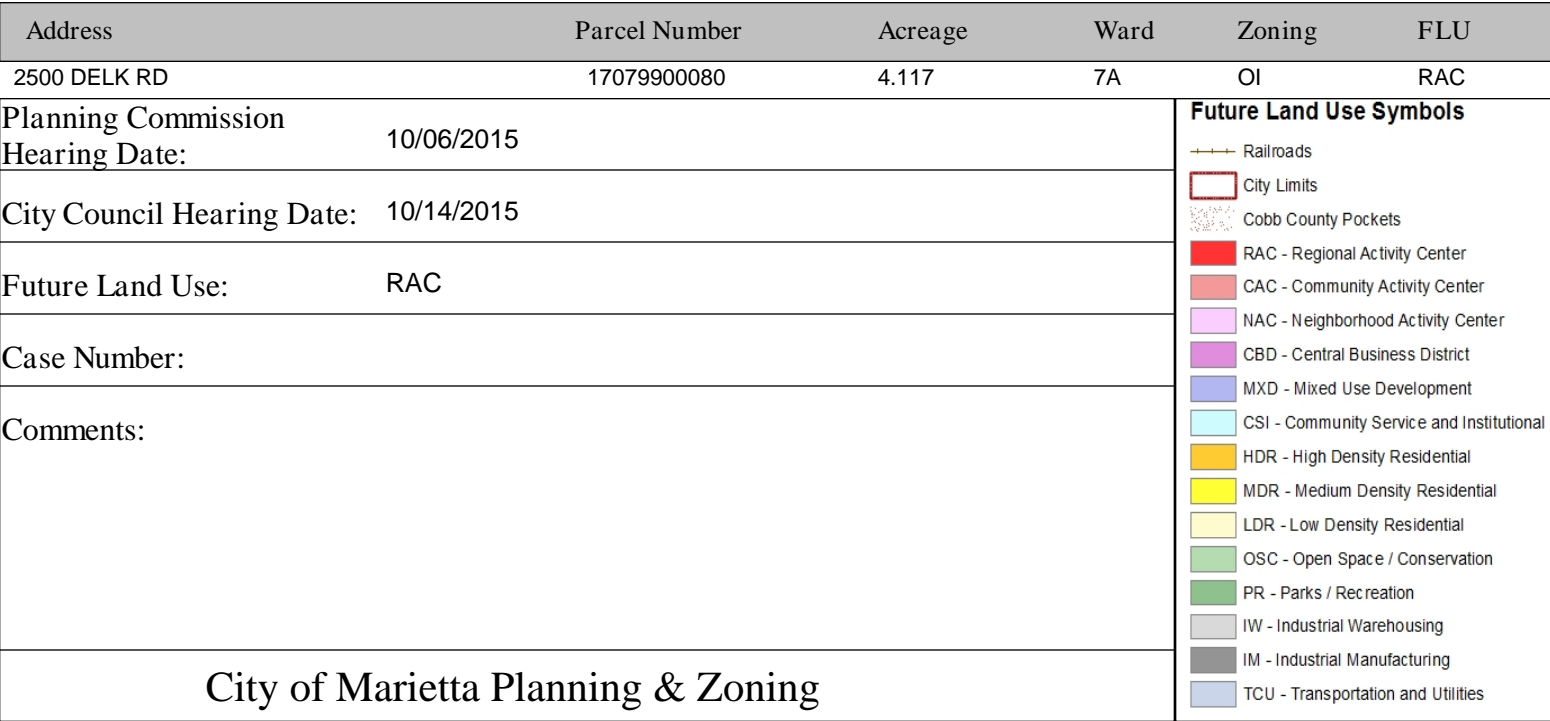


Address		Parcel Number	Acreage	Ward	Zoning	FLU
2500 DELK RD		17079900080	4.117	7A	OI	RAC
Property Owner:		HI Atlanta, Inc			<div>Zoning Symbols</div> <div></div>	
Applicant:		Tony Patel (Horizon Hospitality)				
Proposed Zoning:		OI to OHR w/SLUP				
Agent:						
Proposed Use:						
Planning Commission Date:		10/06/2015				
City Council Hearing Date:		10/14/2015	Case Number: Z2015-30 w/SLUP			
City of Marietta Planning & Zoning						

Special Land Use



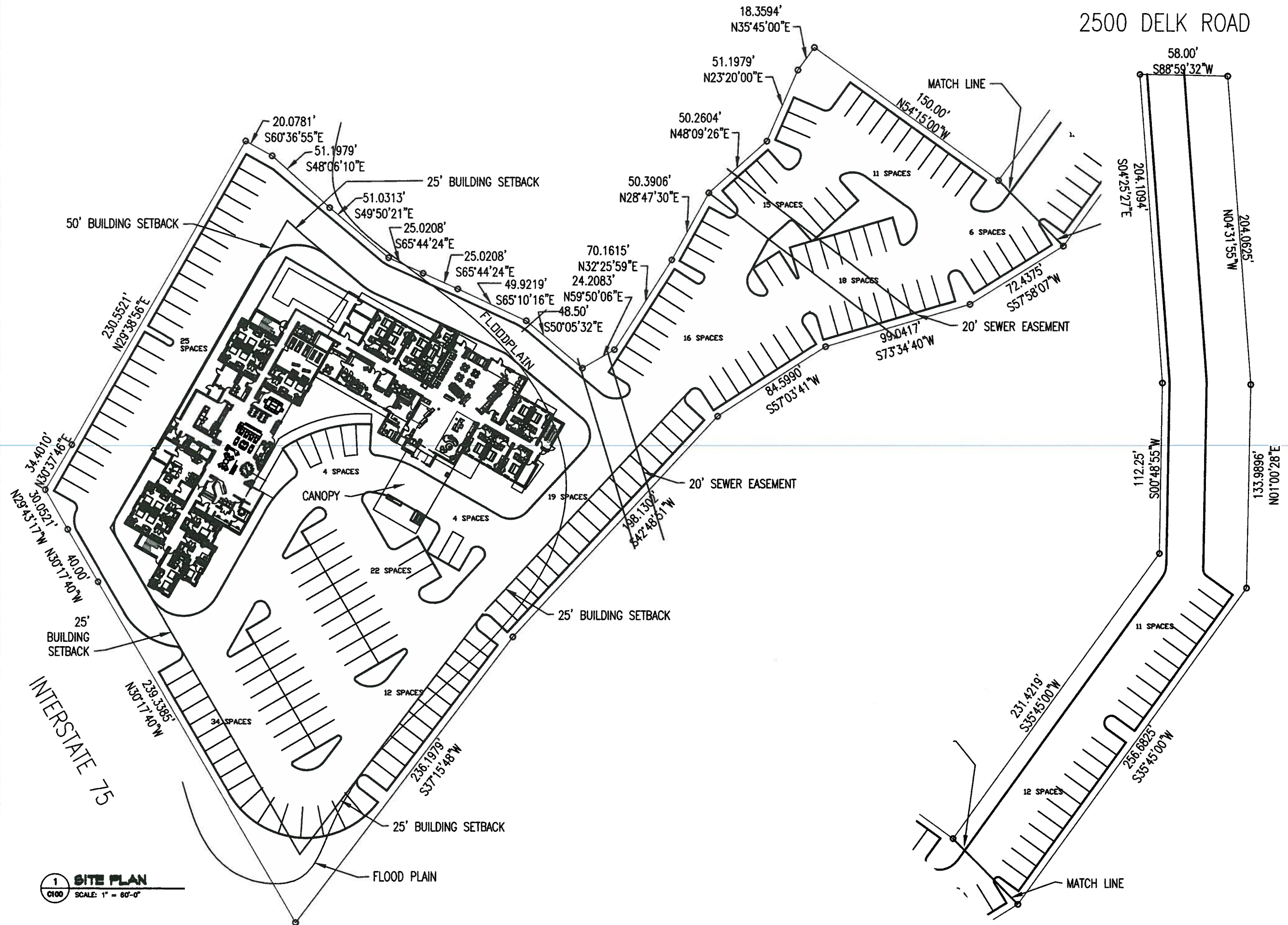
Address		Parcel Number	Acreage	Ward	Zoning	FLU
2500 DELK RD		17079900080	4.117	7A	OI	RAC
Property Owner:		HI Atlanta, Inc			<div>Zoning Symbols</div> <div><div></div> Railroads</div> <div><div></div> City Limits</div> <div><div></div> Cobb County Pockets</div> <div><div></div> NA</div> <div><div></div> R1 - Single Family Residential (1 unit/acre)</div> <div><div></div> R2 - Single Family Residential (2 units/acre)</div> <div><div></div> R3 - Single Family Residential (3 units/acre)</div> <div><div></div> R4 - Single Family Residential (4 units/acre)</div> <div><div></div> RA4 - Single Family Residential - Attached</div> <div><div></div> RA6 - Single Family Residential - Attached</div> <div><div></div> RA8 - Single Family Residential - Attached</div> <div><div></div> MHP - Mobile Home Park</div> <div><div></div> PRD-SF - Planned Residential Dev. Single Family</div> <div><div></div> RM8 - Multi Family Residential (8 units/acre)</div> <div><div></div> RM10 - Multi Family Residential (10 units/acre)</div> <div><div></div> RM12 - Multi Family Residential (12 units/acre)</div> <div><div></div> RHR - Residential High Rise</div> <div><div></div> PRD-MF - Planned Residential Dev. Multi Family</div> <div><div></div> NRC - Neighborhood Retail Commercial</div> <div><div></div> CRC - Community Retail Commercial</div> <div><div></div> RRC - Regional Retail Commercial</div> <div><div></div> PCD - Planned Commercial Development</div> <div><div></div> LI - Light Industrial</div> <div><div></div> HI - Heavy Industrial</div> <div><div></div> PID - Planned Industrial Development</div> <div><div></div> MXD - Mixed Use Development</div> <div><div></div> CBD - Central Business District</div> <div><div></div> OIT - Office Institutional Transitional</div> <div><div></div> LRO - Low Rise Office</div> <div><div></div> OI - Office Institutional</div> <div><div></div> OS - Office Services</div> <div><div></div> OHR - Office High Rise</div>	
Applicant:		Tony Patel (Horizon Hospitality)				
Agent:						
Proposed Use:						
Planning Commission Hearing Date:		10/06/2015				
City Council Hearing Date:		10/14/2015				
Case Number:						
City of Marietta Planning & Zoning						





Address		Parcel Number	Acreage	Ward	Zoning	FLU
2500 DELK RD		17079900080	4.117	7A	OI	RAC
Property Owner:					<div>Legend</div> <div><div></div> Railroads</div> <div><div></div> City Limits</div> <div><div></div> Cobb County Pockets</div>	
Applicant:						
City Council Hearing Date:						
Planning Commission Hearing Date:						
BZA Hearing Date:						
Case Number:						
Comments:						
City of Marietta Planning & Zoning						

2500 DELK ROAD



1 SITE PLAN
C100 SCALE: 1" = 60'-0"

Best & Associates Architects
100 N. LAMAR AVE. SUITE 100, MARKYVILLE, TN 37075
TEL: 615-477-1100 FAX: 615-477-1101

FAIRFIELD
TOWNPLACE

PROJECT	
NO. 1	
DATE	8/18/10
SCALE	1"=60'-0"
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	

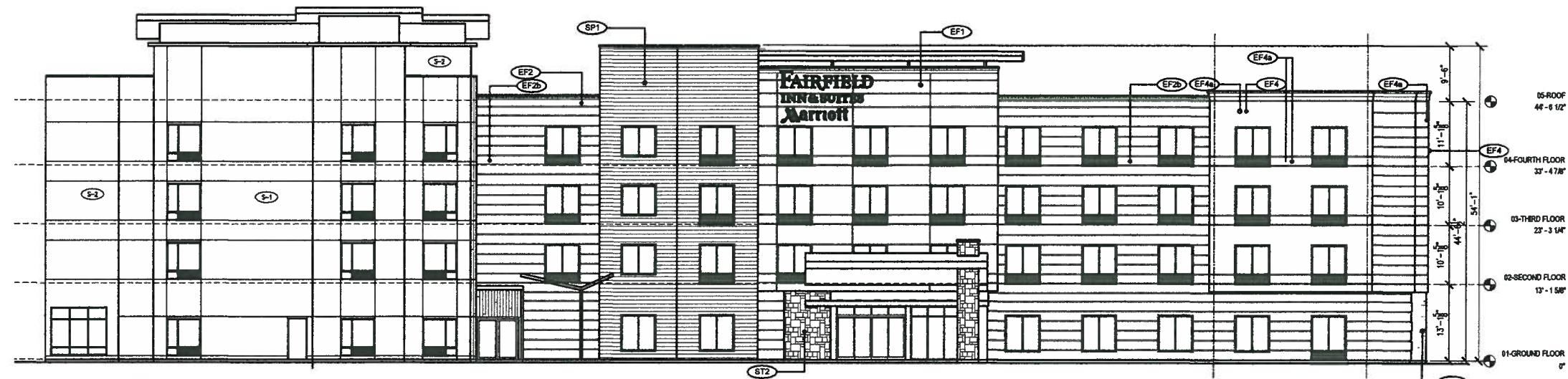
SITE PLAN

C100

EXTERIOR FINISH KEY	
EF1	PEARLEScent ACCENT EPS FINISH (W/100)
EF2	DARK EPS FINISH COLOR (DEEP SPACE BM 2125-30)
EF2a	ACCENT EPS COLOR (GREY SHOWER BM 2125-30)
EF2b	DARK EPS FINISH COLOR - TEXTURED (DEEP SPACE BM 2125-30)
EF3	SAGE TOWER EPS COLOR (NEW CHESTNUT HC-6)
EF4	MAIN BUILDING EPS COLOR (FONELL BUFF BM HC-35)
EF4a	ACCENT EPS COLOR (BIRMINGHAM TAN BM HC-34)
ST1	CULTURED STONE
SP1	EXTERIOR ACCENT FINISH - COBALT BOARD Siding
S-1	ST1 (7'-1')
S-2	ST1 (7'-2')
S-3	FREE COLORED Siding (7'-3) 1/2" EXPOSURE
S-4	FREE COLORED Siding (7'-4) 1/2" EXPOSURE
MT	SHEET METAL ROOFING
R	COMPOSITE ROOFING
ALL COLORS ARE BENJAMIN MOORE COLORS	



2 LEFT ELEVATION
A200 SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
A200 SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

Best & Associates Architects

1726 W LAMAR ALEX PKY, MARIETTA, TN 37001
PHONE 865-977-6800 FAX 865-981-6078

FAIRFIELD
TOWNPLACE
MARIETTA, GEORGIA

DATE	3/15/15
SCALE	3/32" = 1'-0"
DESCRIPTION	ELEVATIONS

A200

EXTERIOR FINISH KEY

	EF1	PEARLESCENT ACCENT EPS FINISH (WHITE)
	EF2	DARK EPS FINISH COLOR (DEEP SPACE BN 2125-30)
	EF2a	ACCENT EPS COLOR (GREY SHOWER BN 2125-30)
	EF2b	DARK EPS FINISH COLOR - TEXTURED(KEEP SPACE BN 2125-30)
	EF3	STAIN TONER EPS COLOR (NEW CHESTNUT HC-6)
	EF4	MAIN BUILDING EPS COLOR (PONELL BUFF BN HC-35)
	EF4a	ACCENT EPS COLOR (MILANINGTON TAN BN HC-34)
	BT1	CULTURED STONE
	SP1	EXTERIOR ACCENT FINISH -CEMENT BOARD Siding
	S-1	EPS (P-1)
	S-2	EPS (P-2)
	S-3	FIBER CEMENT Siding (P-3) 1/4" x 6" EXPOSURE
	S-4	FIBER CEMENT Siding (P-4) 1/4" x 6" EXPOSURE
	MT	SHEET METAL ROOFING
	R	COMPOSITE ROOFING

ALL COLORS ARE BENJAMIN MOORE PAINTS



2 RIGHT ELEVATION
A201 SCALE: 3/32" = 1'-0"



1 REAR ELEVATION
A201 SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

Best & Associates Architects

1726 W LAMAR ALEX PKY, MARIETTA, TN 37053
PHONE 865-977-4800 FAX 865-984-4878

FAIRFIELD
TOWNPLACE
MARIETTA, GEORGIA

DATE: 07/15/15
BY: [Signature]
CHECKED: [Signature]
DATE: 8/19/15
SCALE: 3/32" = 1'-0"
DESIGNED BY:

ELEVATIONS

A201

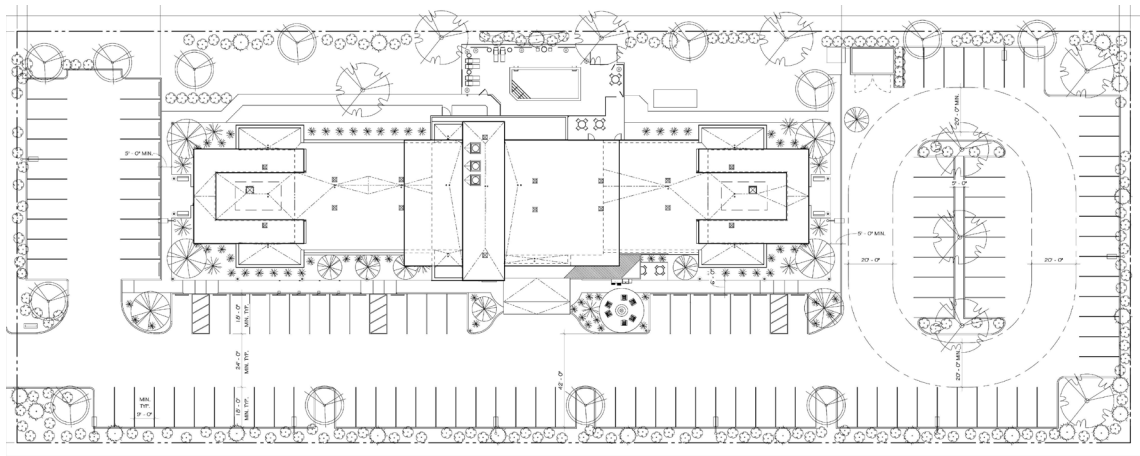


TownePlace Suites by Marriott®





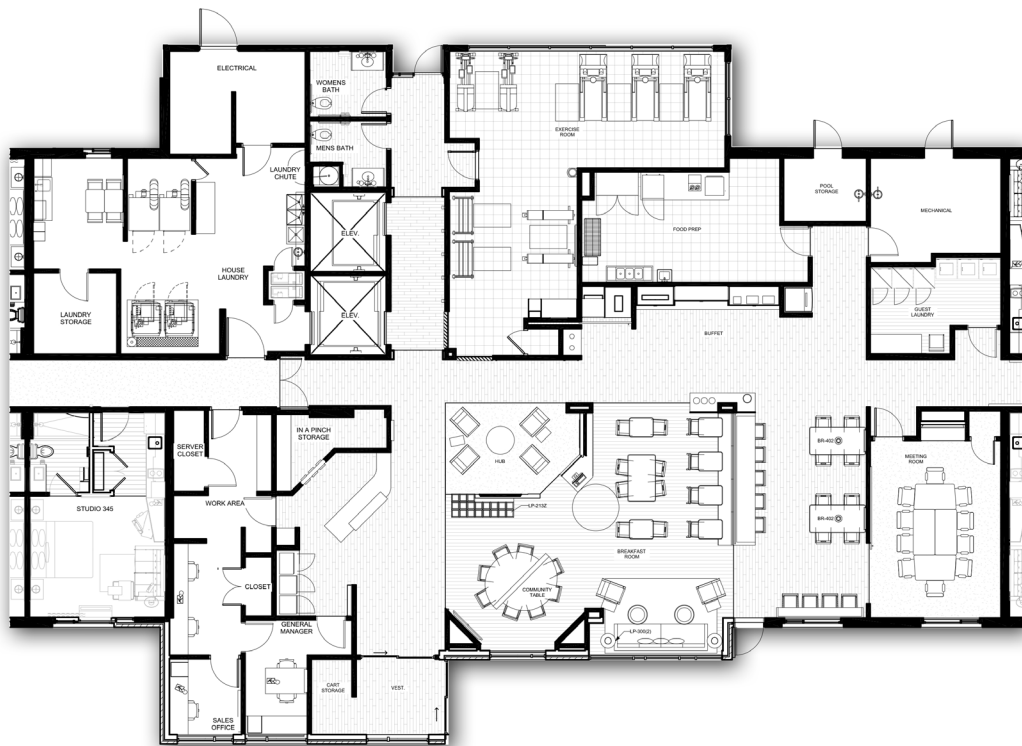
front elevation



site plan

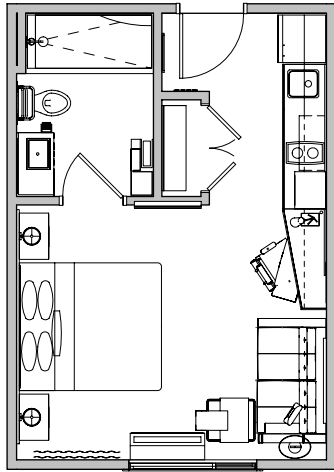
Area Summary

Building Length	301 feet
Building Depth	81 feet
Land	2.19 acres
Parking	126 spaces

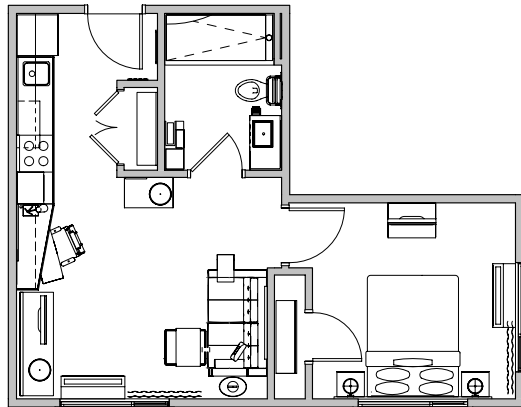


ground floor





studio

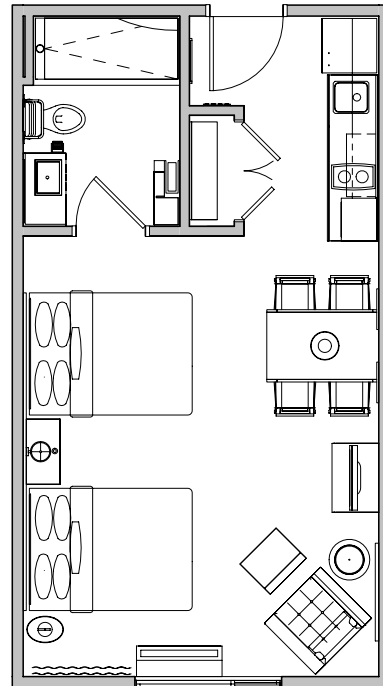


one bedroom

Typical Unit Mix

Studios	63%
One bedrooms	14%
Queen Queen	23%

Optional 2-bedroom also available



queen/queen

TownePlace Suites by Marriott - Criteria Facilities Program

Guest Rooms		Units	Unit Area	Total (sf)	Front of House	Total (sf)
Studio 330	53%	59	320	18,880	Vestibule	126
Studio 345	5%	6	335	2,010	Lobby/Reception	728
Accessible Studio	5%	6	433	2,598	Breakfast Room	747
One Bedroom	12%	14	467	6,538	Buffet/Prep Area	580
Accessible One Bedroom	2%	2	467	934	Exercise Room	636
Double Queen	20%	22	411	9,042	Guest Laundry (Floor 1 Only)	134
Accessible Double Queen	3%	3	443	1,329	Men/Women Restrooms	122
Total Units	100%	112			Mechanical/Electrical	164
Total Guestroom Area				41,331	Housekeeping Laundry	420
Sleeper Sofa Count (max.)	78%	87			Employee Lounge	129
Oven Count	14%	16			GM Office	112
Number of Floors	4				Sales Office	74
					Workspace/Circulation	225
					Storage (For In-A-Pinch®)	71
					Total Guest Room Support/Circulation	4,268
Guest Room/Support Circulation		Per Floor	Unit Area	Total (sf)		
Corridor/Elevator Lobby		1	1,559	5,500		
Stairs		2	180	1,548		
Elevators		2	70	560		
Linen Storage (Floor 2)		n/a	n/a	413		
Linen Chute		1	45	180		
Storage (Floors 2,3 & 4)		n/a	n/a	389		
Total Guest Room Support/Circulation				8,590		
Engineering				Total (sf)		
Maintenance/Landscape Storage (Floor 1)				75		
Telephone/Data (Floor 1)				75		
Elevator Equipment Room				16		
Subtotal Engineering				166		

Summary	Total (sf)
Total Guest Room	45,331
Total Guest Room Support/Circulation	8,590
Total Front of House	4,268
Total Engineering	166
Grand Total Area	54,355

Data is based on a Gen 4 112-room proto model as of Janaury 2015.

TownePlace Suites®

Live Uninterrupted

For confident extended stay travelers who want to feel at home and stay productive, TownePlace Suites is the smart way to stay in a new place, with thoughtful service, comfortable spaces and local know-how to make the new feel familiar.

Target Guest: Upbeat Realist

- Seeking a reliable hotel that helps them stay productive and upbeat
- Wants authenticity and personality; personal touches and clever details
- Looks for seamlessness; looks for a sense of calm and comfort

Experience the Power of Marriott

Owners and franchisees invest in Marriott International to harness the power of our industry leading sales, marketing, and loyalty engines. Develop a TownePlace Suites and experience the power of more: more innovated programs, more loyalty members, more expert guidance, all designed to help you achieve the strongest returns.

To learn more about developing a TownePlace Suites, visit marriottdevelopment.com.



BVLGARI
HOTELS & RESORTS

EDITION®



AUTOGRAPH
COLLECTION®
HOTELS

RENAISSANCE®
HOTELS



Marriott
EXECUTIVE APARTMENTS



COURTYARD®





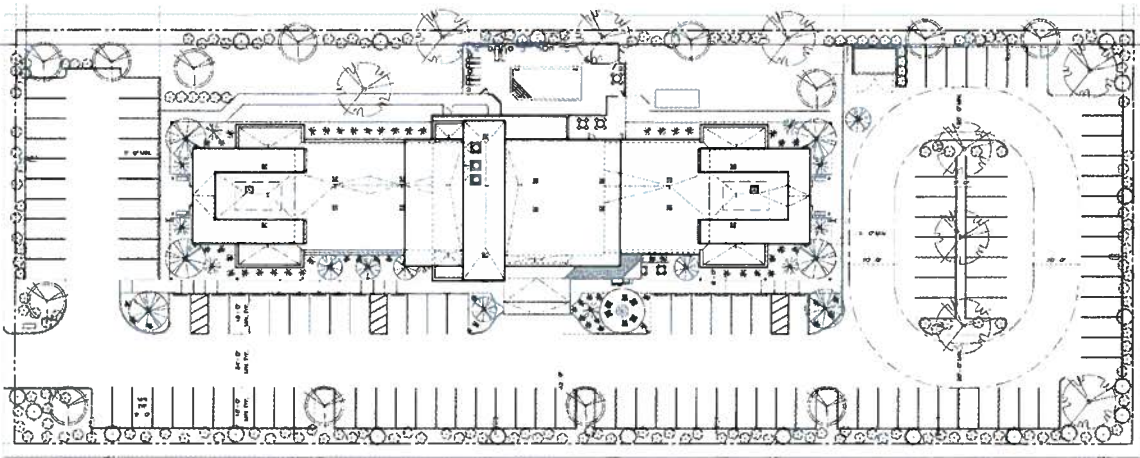
TownePlace Suites by Marriott®

The look of the building





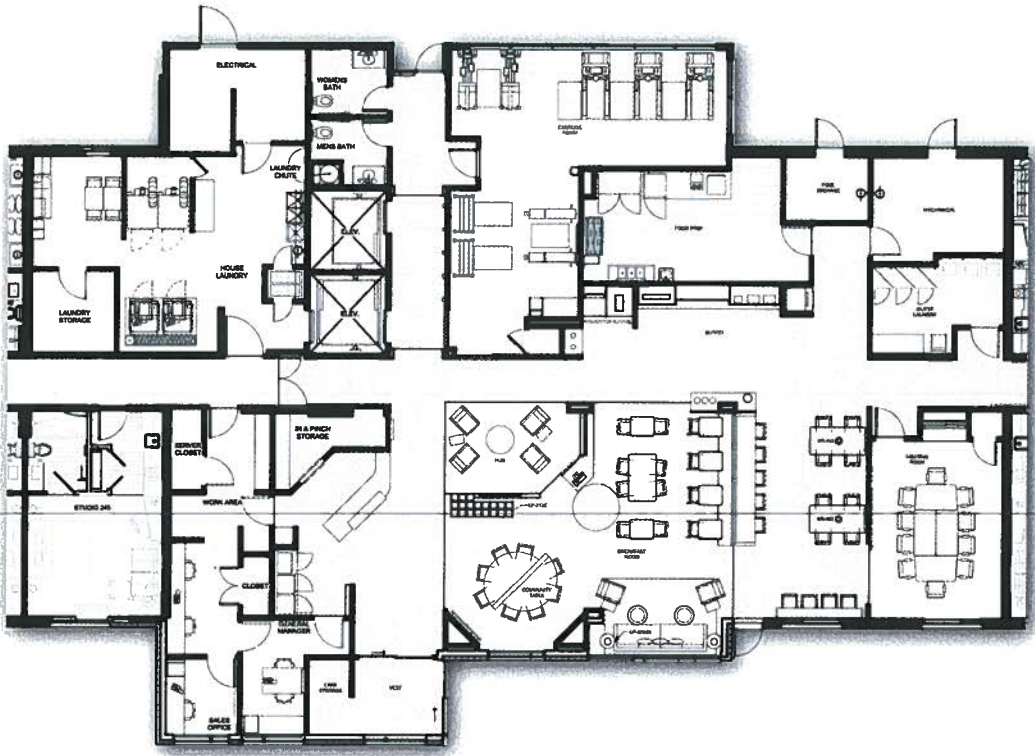
front elevation



site plan

Area Summary

Building Length	301 feet
Building Depth	81 feet
Land	2.19 acres
Parking	126 spaces



ground floor



TownePlace Suites®

Live Uninterrupted

For confident extended stay travelers who want to feel at home and stay productive, TownePlace Suites is the smart way to stay in a new place, with thoughtful service, comfortable spaces and local know-how to make the new feel familiar.

Target Guest: Upbeat Realist

- Seeking a reliable hotel that helps them stay productive and upbeat
- Wants authenticity and personality; personal touches and clever details
- Looks for seamlessness; looks for a sense of calm and comfort

Experience the Power of Marriott

Owners and franchisees invest in Marriott International to harness the power of our industry leading sales, marketing, and loyalty engines. Develop a TownePlace Suites and experience the power of more: more innovated programs, more loyalty members, more expert guidance, all designed to help you achieve the strongest returns.

To learn more about developing a TownePlace Suites, visit marriottdevelopment.com.



BVLGARI
HOTELS & RESORTS

EDITION



AUTOGRAPH
COLLECTION
HOTELS

RENAISSANCE
HOTELS



Marriott
EXECUTIVE APARTMENTS

Marriott
VACATION CLUB



COURTYARD

Residence
Inn

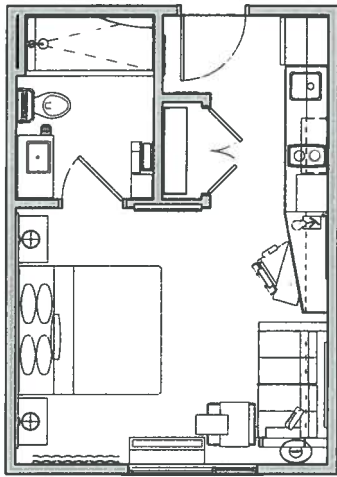
SPRINGHILL
SUITES

FAIRFIELD
INN & SUITES

TownePlace
SUITES

PROTEA HOTELS

moxy
HOTELS



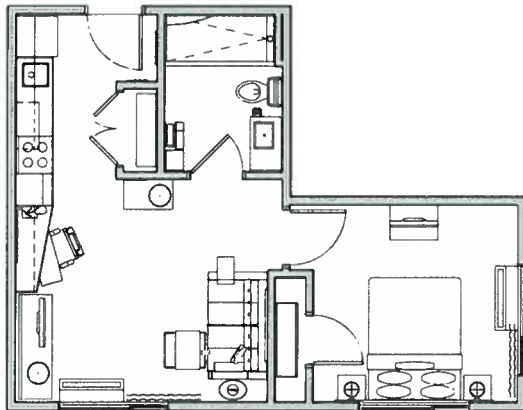
studio

44 Rooms

Typical Unit Mix

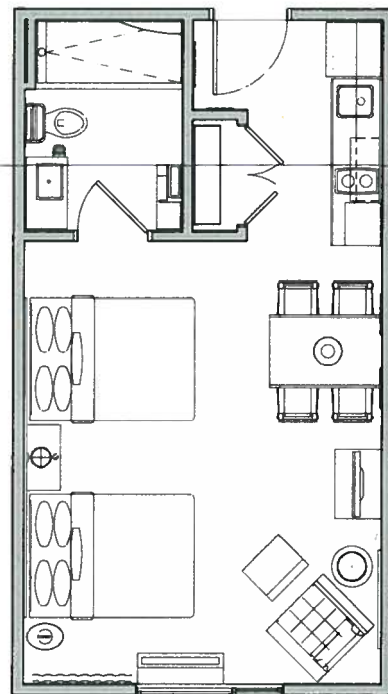
Studios	63%
One bedrooms	14%
Queen Queen	23%

Optional 2-bedroom also available



one bedroom

9 Rooms



queen/queen

17 Rooms

TownePlace Suites by Marriott - Criteria Facilities Program

Guest Rooms		Units	Unit Area	Total (sf)	Front of House	Total (sf)
Studio 330	53%	59	320	18,880	Vestibule	126
Studio 345	5%	6	335	2,010	Lobby/Reception	728
Accessible Studio	5%	6	433	2,598	Breakfast Room	747
One Bedroom	12%	14	467	6,538	Buffet/Prep Area	580
Accessible One Bedroom	2%	2	467	934	Exercise Room	636
Double Queen	20%	22	411	9,042	Guest Laundry (Floor 1 Only)	134
Accessible Double Queen	3%	3	443	1,329	Men/Women Restrooms	122
Total Units	100%	112			Mechanical/Electrical	164
Total Guestroom Area				41,331	Housekeeping Laundry	420
Sleeper Sofa Count (max.)	78%	87			Employee Lounge	129
Oven Count	14%	16			GM Office	112
Number of Floors	4				Sales Office	74
Guest Room/Support Circulation	Per Floor		Unit Area	Total (sf)	Workspace/Circulation	225
Corridor/Elevator Lobby	1		1,559	5,500	Storage (For In-A-Pinch®)	71
Stairs	2		180	1,548	Total Guest Room Support/Circulation	4,268
Elevators	2		70	560		
Linen Storage (Floor 2)	n/a		n/a	413		
Linen Chute	1		45	180		
Storage (Floors 2,3 & 4)	n/a		n/a	389		
Total Guest Room Support/Circulation				8,590		
Engineering				Total (sf)		
Maintenance/Landscape Storage (Floor 1)				75		
Telephone/Data (Floor 1)				75		
Elevator Equipment Room				16		
Subtotal Engineering				166		

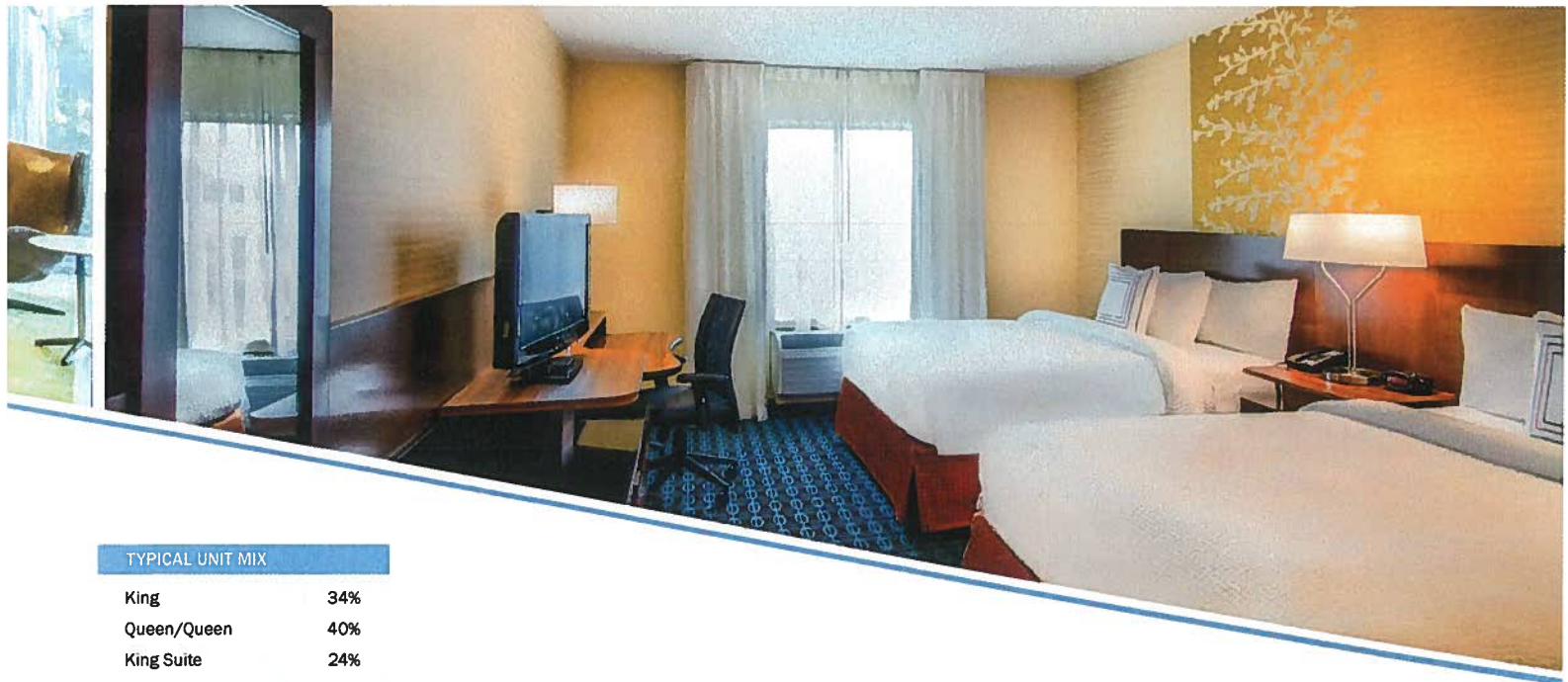
Summary	Total (sf)
Total Guest Room	45,331
Total Guest Room Support/Circulation	8,590
Total Front of House	4,268
Total Engineering	166
Grand Total Area	54,355

Data is based on a Gen 4 112-room proto model as of January 2015.

FAIRFIELD INN & SUITES®
Proto-Model Design



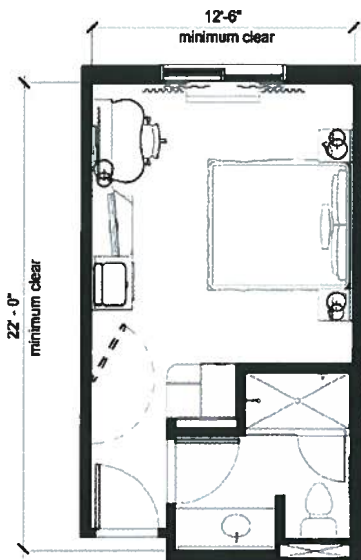
Standard Hotel Rooms



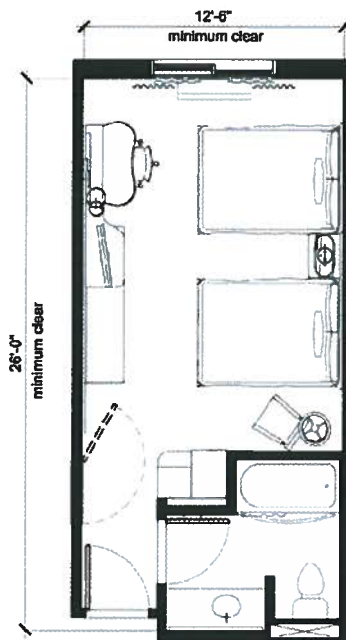
TYPICAL UNIT MIX

King	34%
Queen/Queen	40%
King Suite	24%
Queen/Queen Suite	2%

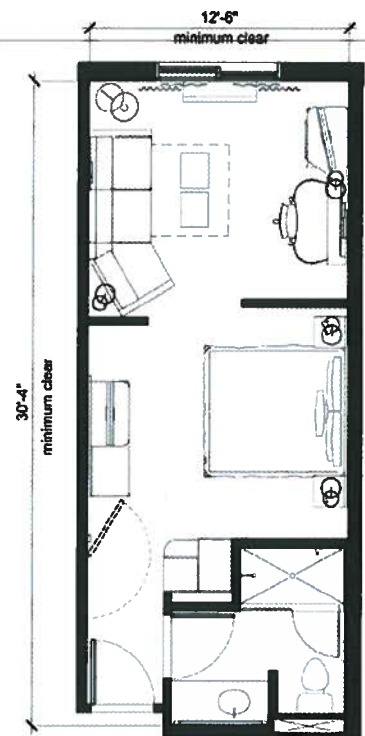
Unit mix is based on a 108-room primary market proto-model.



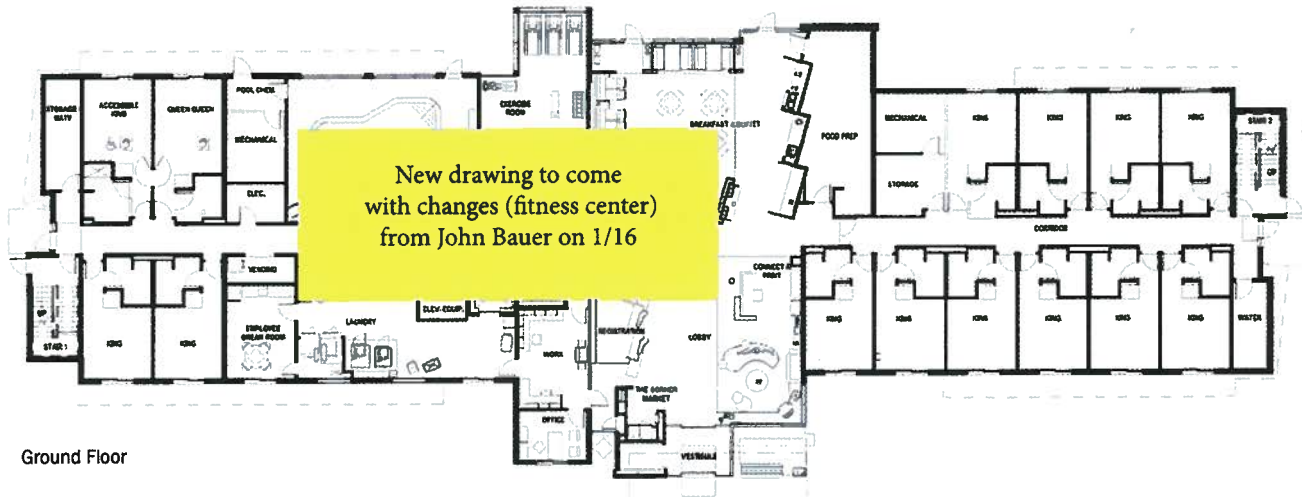
King



Queen/Queen



King Suite



Fairfield Inn & Suites Criteria Facilities Program
(Prototype)

GUEST ROOMS		Units	Unit Area	Total (sf)
King	32%	35	275	9,625
Queen/Queen	39%	42	325	13,650
Accessible King	2%	2	313	625
Accessible Queen/Queen	1%	1	379	379
King Suite	23%	25	379	9,478
Queen/Queen Suite	1%	1	475	475
Accessible King Suite	1%	1	475	475
Accessible Queen/Queen Suite	1%	1	475	475
Total Units	100%	108		
Total Guest Room Area (Net)				35,182
Number of Floors		4		

GUEST ROOM SUPPORT / CIRCULATION	Per Floor	Unit Area	Total (sf)
Corridors/Elevator Lobby	1		4,645
Stairs	2	155	1,240
Elevators	2	55	110
Linen Storage	1	160	480
Ice/Vending	1	140	420
Guest Laundry			115
Mechanical/Electrical			305
Storage/Miscellaneous			380
Total Guest Room Support/Circulation			7,695

FRONT OF HOUSE	Total (sf)
Food & Beverage	
Breakfast Area (52 seats)	1,280
Corner Market	75
Main Vending Area	65
Function	
Meeting/Conference Room (optional)	0
Connect & Print Zone	190
Recreation	
Exercise Room	600
Indoor Pool	1,077
Public Circulation	
Lobby/Lounge	890
Vestibules (Front & Rear)	145
Circulation	595
Public Toilets	120
Total Front of House	5,037

BACK OF HOUSE	Total (sf)
Administration	
Front Desk (included in Lobby/Lounge)	0
Work Area	230
General Manager's Office	110
Administration Storage	25
Employee	
Employee Break Room	210
Employee Restroom (optional)	0
Laundry	
Main Laundry	635
Laundry Chute/Soiled Linen	50
Housekeeping Office (optional)	0
Kitchen	
Preparation Area	390
Engineering	
Engineering Office/Storage	195
Miscellaneous Service	
General Storage (optional)	0
Mechanical/Electrical (Main)	210
Janitor's Closet	40
Video/Telephone Equipment Room	130
Pool Equipment/Storage	60
Water Room	100
Elevator Equipment Room	100
Total Back of House	2,485

SUMMARY	Total (sf)
Total Guest Rooms	35,182
Total Guest Room Support/Circulation	7,695
Total Front of House	5,037
Total Back of House	2,485
Total Net Building Area	50,399
Walls and Shafts	4,372
Total Gross Building Area	54,771
Total Square Foot Per Room	507
Data is based on a 108-room primary market proto-model.	

* The swimming pool is a required amenity in all Fairfield Inn & Suites hotels. The prototype allows flexibility for an indoor or outdoor option.

DISCLAIMER: The information released by Marriott® International in this communication with respect to the Fairfield Inn & Suites Generation 4 project is provided to the owner and franchise community merely as a guide and all information and supporting documentation serves solely as guidelines as of January 2015, and is not, and should not be considered, final. All plans regarding this project are routinely updated and remain subject to revision and clarification.



Fairfield Inn & Suites®

Never Skip A Beat

For no-nonsense travelers who want to maintain momentum and stay balanced, Fairfield Inn & Suites uniquely supports productivity and well-being with smart spaces, health conscious options, and a stress-free experience so you never skip a beat.

Target Guest: The Momentum Seeker

Fairfield Inn & Suites target guests are upbeat and practical and committed to maintaining a routine while on the road. They value staying on track, both mentally and physically. They are looking for:

- Seamless and Uncomplicated Experiences
- Balance
- Reliability
- Productivity

Target Demographics

- 56% male, late 30's
- \$104K average income
- 13 business trips per year



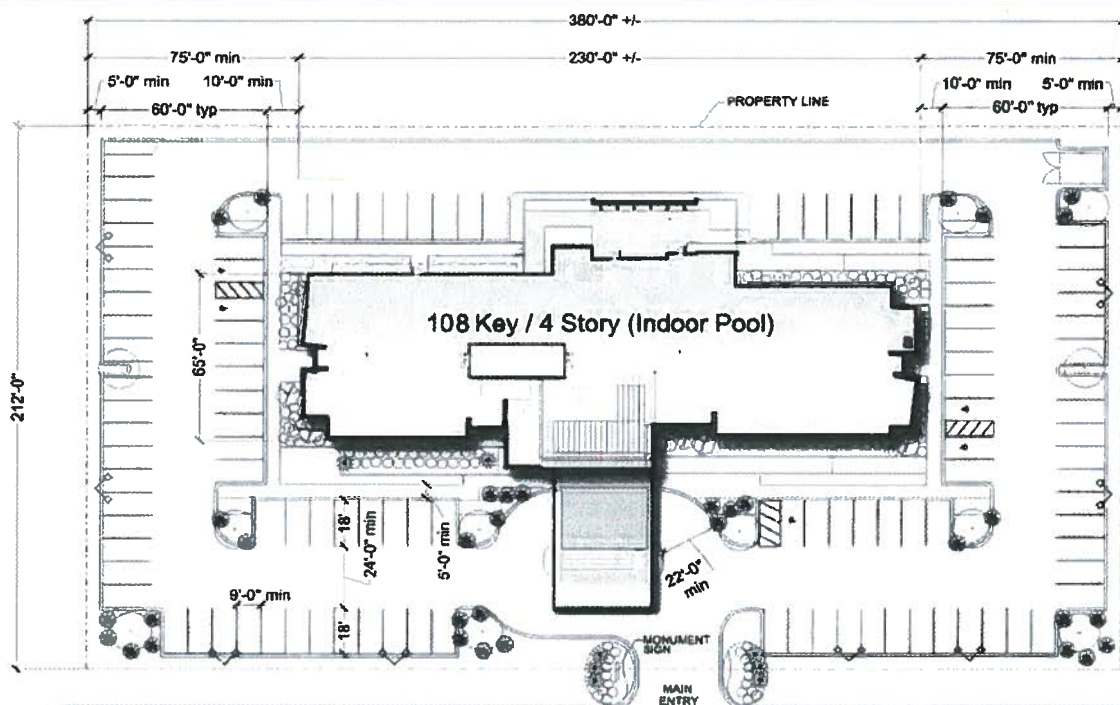
SITE SUMMARY

Building Length	230 feet
Building Depth	65 feet
Land	1.85 acres
Parking	110 spaces

Site statistics based on a 108-room primary market proto-model.



Front Elevation



Site Plan